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Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Stoneacre
COMMERCIAL

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490, Harrogate Road, Moortown, LS17 6DL

Offers Over £275,000

FREEHOLD INVESTMENT WITH DEVELOPMENT POTENTIAL

A delightful 2 storey period stone retail property which occupies a prime location on Harrogate Road, Moortown close to the junction with Leeds Outer Ring Road A6120 offering easy road access in all directions. Moortown shopping centre situated less than 5 mins walk away and offers an eclectic mix of many independent retail units, eateries & coffee shops and M&S Food store.

Internally it is currently configured as a high-end design & couture studio and is suitable for many other commercial uses.

Alternatively there is the development potential of conversion into Residential Use, either as single home or 2 apartments. (Subject to Planning)

- 1285 sq ft
- Period Stone Property
- 3 floors & Basement
- Great Location
- Development Potential to Residential

LOCATION

A delightful period stone retail property which occupies a prime location on Harrogate Road, Moortown close to the junction with the Leeds Outer Ring Road A6120 offering easy road access in all directions. It is opposite the local post office, BP Service Station and Spar store.

Moortown shopping centre situated less than 5 mins walk away and offers an eclectic mix of many independent retail units, eateries & coffee shops and M&S Food store.

DESCRIPTION

The property is a stone built period property with slated roof within a small terrace of houses and retail shops.

Internally, it is currently configured as a high-end design and couture studio over the ground, first, second floor & basement and is suitable for many other commercial uses.

Alternatively there is the development potential of conversion into Residential Use, either as single home or 2 apartments. (subject to planning).

ACCOMMODATION

The property provides the following accommodation:-

G/F Retail Zone A 36.71 m² - 395 sq ft
F/F Workshop 18.39 m² - 198 sq ft
F/F Kitchen 6.54 m² - 70 sq ft
S/F Workshop 20.97 m² - 226 sq ft
S/F w/c

Plus;-
Rear yard
Road frontage

PRICE

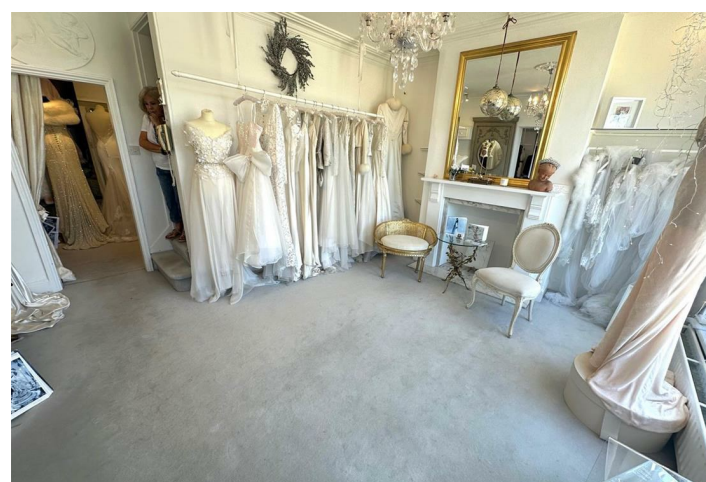
£275,000 for the Freehold interest.

We are informed that VAT is not applicable to this sale.

BUSINESS RATES

According to the Valuation Office Agency website, the current rateable value is:-
£9,800 RV

Subject to 100% Small Business Rates Relief.
ZERO PAYABLE



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

Currently being assessed and will be available soon

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT 1967

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT.
Details prepared July 2024

